

IN RE: PETITION FOR SPECIAL EXCEPTION
SE Corner Belair Road and
Blakely Avenue
(8813 Belair Road)
11th Election District
5th Councilmanic District
Automobile Specialty Center, Inc.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-57-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception filed by the owner of the subject property, Automobile Specialty Center, Inc., by Michael Weinman, and the Contract Lessee, Precision Tune, by Albert M. Katz. The Petitioners request a special exception to use the subject property for a service garage, pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibits 4 and 5.

Appearing on behalf of the Petition were Albert Katz, Roslyn D. Katz, and Gary L. Marsiglia, representatives of Precision Tune, the Contract Lessee. Also appearing on behalf of the Petitioners was William P. Monk, Planning and Landscape Design Consultant. Appearing as Protestants in the matter were Donald J. Merson and Laurie Martin, nearby residents of the area.

Testimony presented revealed that the subject property, known as 8813 Belair Road, consists of a gross area of .638 acres zoned B.L. and is improved with a dwelling and detached garage which are currently vacant. Said property is located in an area of substantial commercial and business uses in the vicinity of Perry Hall. The Petitioner has entered into a contract to lease the subject property to Precision Tune for purposes of establishing a service garage use on the premises. Improvements to the

subject site include the removal of the existing dwelling and garage which will be replaced with a 2100 sq.ft. building providing four service bays and associated parking area. Testimony revealed that this property was the subject of prior Case No. 88-94-X in which a special exception for a service garage was granted on October 1, 1987. However, the Petitioners never utilized the special exception nor requested an extension of time for the use of same which eventually expired. The proposed improvements at that time were for a building of 4100 sq.ft., which is considerably larger than that proposed in the instant case. On behalf of the Petitioners, Mr. Monk presented testimony and evidence to support that the use proposed is consistent with surrounding uses and will not result in any detriment to the health, safety or general welfare of the locale.

Mr. Donald J. Merson appeared and testified in opposition to the relief requested. Mr. Merson's main concern was with the noise that may be generated by a service garage use on the subject property and signage for the site. He testified that the use proposed is too close to the residential uses nearby and should not be granted.

Ms. Laurie Martin also appeared and testified as a Protestant in this matter. Ms. Martin is generally concerned about the size of the building proposed and the commercial character and nature of its use.

It is clear that the B.C.Z.R. permits the use proposed in a B.L. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and

requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. *Schultz v. Pritts*, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below. However, it is to be noted that the Office of Planning and Zoning submitted comments dated August 17, 1993 in which they recommended certain conditions be imposed upon the granting of this relief. Of particular note is their request that the building facades facing the Amoco Station, Belair Road and Blakely Avenue be designed with a finished, durable material and have a retail appearance. I agree that the facades facing Belair Road and Blakely Avenue should be finished accordingly, however, I do not believe it necessary to require the facade facing the Amoco Station be finished. The Planning Office also suggested that the 2-foot wide strip between the building and the Amoco Station property be landscaped. I find it unnecessary to plant this area, inasmuch as this area exists as a drainage easement for stormwater runoff.

However, in lieu of this recommendation, I will require that the Petitioners provide additional landscaping of their property along Blakely Road, in accordance with that deemed appropriate by the Baltimore County Landscape Architect. Finally, the Office of Planning suggests that any building signage be limited to the facade facing Blakely Avenue. In my view, the Petitioners' compliance with the zoning regulations as to signage for the subject site will be sufficient and is appropriate in this instance.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of September, 1993 that the Petition for Special Exception to use the subject property for a service garage, pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibits 4 and 5, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners shall comply with all other recommendations made by the Office of Planning and Zoning in accordance with their comments dated August 17, 1993, excepting any modification thereof as set forth herein.
- 3) The Petitioners shall submit a landscape plan for review and approval by the Landscape Architect prior to the issuance of any permits. Said plan shall include screening for the dumpster, street trees along Belair Road and Blakely Avenue, and landscaping between the building/parking area and Belair Road. Additional landscaping along Blakely Road shall be provided in lieu of that recommended by the Office of

ORDER RECEIVED FOR FILING
Date 9/17/93
By [Signature]

ORDER RECEIVED FOR FILING
Date 9/17/93
By [Signature]

ORDER RECEIVED FOR FILING
Date 9/17/93
By [Signature]

ORDER RECEIVED FOR FILING
Date 9/17/93
By [Signature]

Planning for the 2-foot wide drainage strip between the proposed building and the Amoco property. A copy of the approved plan shall be submitted to the Zoning Administration Office for inclusion in the case file prior to the issuance of any permits.

4) The hours of operation for the subject service garage shall be limited to Monday through Friday, from 8:00 AM to 6:00 PM, and on Saturdays, from 8:00 AM to 5:00 PM. There shall be no Sunday hours.

5) There shall be no outside storage of damaged or disabled vehicles or automotive parts.

6) There shall be no body and/or fender work performed on the premises.

7) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

September 17, 1993

(410) 887-4386

Mr. William P. Monk
222 Bosley Avenue, Suite B-7
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
SE/Corner Belair Road and Blakely Avenue
(8813 Belair Road)
11th Election District - 5th Councilmanic District
Automobile Specialty Center, Inc. - Petitioner
Case No. 94-57-X

Dear Mr. Monk:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Michael Weinman
106 Old Court Road, Suite 100, Baltimore, Md. 21208

Mr. Albert M. Katz
8701 Liberty Road, Randallstown, Md. 21133

Mr. Donald J. Merson
20 Treadway Court, Baltimore, Md. 21236

Ms. Laurie Martin
19 Treadway Court, Baltimore, Md. 21236

People's Counsel; File



Petition for Special Exception
to the Zoning Commissioner of Baltimore County
for the property located at 8813 Belair Road

which is presently zoned B.L.

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a service garage (Section 230.13 BCZR).

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Signature of Petitioner
Precision Tune
(Type or Print Name)
8701 Liberty Road
Baltimore, MD 21133
City State Zipcode

Signature of Attorney
(Type or Print Name)

Signature
Address
City State Zipcode

City State Zipcode

Signature of Legal Owner
Automobile Specialty Center, Inc.
(Type or Print Name)
MICHAEL WEINMAN
(Type or Print Name)

Signature
106 Old Court Road, Suite 200
Baltimore, MD 21208
City State Zipcode

Signature
Address
City State Zipcode

Signature
Address
City State Zipcode

Signature
Address
City State Zipcode

Signature
Address
City State Zipcode

Signature
Address
City State Zipcode

Signature
Address
City State Zipcode

Signature
Address
City State Zipcode

ZONING DESCRIPTION
AUTOMOBILE SPECIALISTS CENTER, INC.
8813 BELAIR ROAD
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING AT A POINT ON THE EAST SIDE OF BELAIR ROAD AT THE CENTERLINE OF BLAKELY ROAD, THENCE BINDING ON SAID CENTERLINE SOUTH 53 DEGREES 20 MINUTES 56 SECONDS EAST 272.55 FEET; THENCE LEAVING SAID CENTERLINE AND RUNNING SOUTH 43 DEGREES 04 MINUTES 27 SECONDS WEST 102.31 FEET; THENCE NORTH 53 DEGREES 16 MINUTES 31 SECONDS WEST 272.24 FEET TO A POINT ON THE AFOREMENTIONED RIGHT-OF-WAY LINE OF BELAIR ROAD; THENCE BINDING ON SAID RIGHT-OF-WAY LINE NORTH 43 DEGREES 00 MINUTES 29 SECONDS EAST 101.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 27,644 SQ. FT. OF LAND, MORE OR LESS.

AUTOSPEC.ZON



ORDER RECEIVED FOR FILING
Date 9/17/93
By [Signature]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Date: 11/8 Date of Posting: 8/24/93
Posted for: Special Exception
Petitioner: Automobile Specialty Center, Inc. - Precision Turn
Location of property: 8813 Belair Rd., between Belair & Blakely
Location of Sign: Facing, existing, on property to be posted
Remarks: _____
Posted by: [Signature] Date of return: 8/21/93
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., Aug 19, 1993

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug 19, 1993

THE JEFFERSONIAN,

A. Henderson
LEGAL AD. - TOWSON
Publishing



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date: 8-6-93

Item Number 60

Automobile Specialty CTR, INC.
Owner

Lessee: Precision Turn

Address: 8813 Belair Rd.

\$ 050 — Special Exception — \$ 340.00
\$ 080 — Sign & Posting — 35.00
\$ 375.00

Please Make Checks Payable To: Baltimore County
Check Validation

TO: PAYMENT FURNISHING COMPANY
August 19, 1993 Item - Jeffersonian

Please forward billing to:

William Hook, Inc.
222 Bayley Avenue, Suite B-7
Towson, Maryland 21204
410-994-9531

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-57-X (Item 60)

8813 Belair Road

88C Belair Road and Blakely Avenue

11th Election District - 5th Councilmanic

Legal Owner(s): Automobile Specialty Center, Inc.

Lessee: Precision Turn

HEARING: TUESDAY, SEPTEMBER 14, 1993 at 9:00 a.m. in Rm. 106, County Office Building.

Special Exception for a service garage.

[Signature]
LAWRENCE E. SCHWEDY

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 867-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 867-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

867-3353

(410) 867-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

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11th Election District - 5th Councilmanic

Legal Owner(s): Automobile Specialty Center, Inc.

Lessee: Precision Turn

HEARING: TUESDAY, SEPTEMBER 14, 1993 at 9:00 a.m. in Rm. 106, County Office Building.

Special Exception for a service garage.

[Signature]
Arnold Jablon
Director

cc: Automobile Specialty Center, Inc.
Precision Turn
William Hook, Inc.

NOTES: (1) HEARING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 867-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE BY 867-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 867-3353

September 3, 1993

Mr. Michael Weinman
106 Old Court Road, Suite 200
Baltimore, Maryland 21208

RE: Case No. 94-57-X, Item No. 60
Petitioner: Automobile Specialty Center, Inc., et al
Petition for Special Exception

Dear Mr. Weinman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 6, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: August 23, 1993
Zoning Administration and Development Management

FROM: Robert W. Bowling, Senior Engineer
Development Plan Review Section

RE: Zoning Advisory Committee Meeting
for August 23, 1993
Item No. 60

The Development Plan Review Section has reviewed the subject zoning item. This site is subject to the Landscape Manual.

RWB:a

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: August 17, 1993

SUBJECT: 8813 Belair Road

INFORMATION:

Item Number: 60

Petitioner: Automobile Specialty Center, Inc.

Property Size: _____

Zoning: B.L.

Requested Action: _____

Hearing Date: _____

SUMMARY OF RECOMMENDATIONS:

Staff supports the applicant's request provided the following conditions are met.

- The building facades that face the Amoco Station, Belair Road and Blakely Avenue should be designed with a finished, durable material (i.e., brick, finished metal panel) and have a retail appearance.
- Sidewalks should be provided along Belair Road.
- The dumpster should be screened with an opaque fence and appropriately landscaped.
- Street trees should be located along Belair Road and Blakely Avenue.
- The two foot wide area behind the building should be planted with a low maintenance landscape material.
- The area between the building/parking area and Belair Road should be well landscaped.

- Because a free-standing sign will identify the site, building signage should be limited to the facade facing Blakely Avenue.

Prepared by: Jeffrey M. Lee

Division Chief: [Signature]

PK/JL:lw

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: August 12, 1993
FROM: Jerry L. Pfeifer, Captain
Investigative Services
SUBJECT: August 23, 1993 - Meeting

- #46 - Proposed building shall comply with the 1991 Life Safety Code.
- #50 - Proposed buildings shall comply with the 1991 Life Safety Code.
- #51 - No comments.
- #52 - No comments.
- #53 - No comments.
- #54 - No comments.
- #55 - No comments.
- #56 - No comments.
- #57 - No comments.
- #59 - No comments.
- #60 - Building shall comply with the 1991 Life Safety Code.
- #61 - Proposed addition shall comply with the 1991 Life Safety Code.
- #63 - No comments.

JLP/dsl
cc: file

RECEIVED
AUG 18 1993
ZADM

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
SEC Belair Rd. & Blakeley Ave.,
(8813 Belair Rd.), 11th Election District, 5th Councilmanic Dist.
OF BALTIMORE COUNTY
Case No. 94-57-X
AUTOMOBILE SPECIALTY CENTER, INC., Legal Owner; PRECISION TUNE, Lessee

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
People's Counsel for Baltimore County
Carole S. Demillo
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2188

I HEREBY CERTIFY that on this 25th day of August, 1993, a copy of the foregoing Entry of Appearance was mailed to Michael Weinman, Automobile Specialty Center, Inc., 106 Old Court Rd., Suite 200, Baltimore, MD 21208, Legal Owner; and Precision Tune, 8701 Liberty Rd., Baltimore, MD 21133, Lessee.

Peter Max Zimmerman

RECEIVED
AUG 26 1993
ZADM

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 60

Petitioner:

Location:

PLEASE FORWARD ADVERTISING BILL TO:

NAME: ALBERT KATZ

ADDRESS: 8701 LIBERTY ROAD
BALTIMORE MD 21133

PHONE NUMBER:

Alt: gbs

(Revised 04/09/93)

PLEASE PRINT CLEARLY

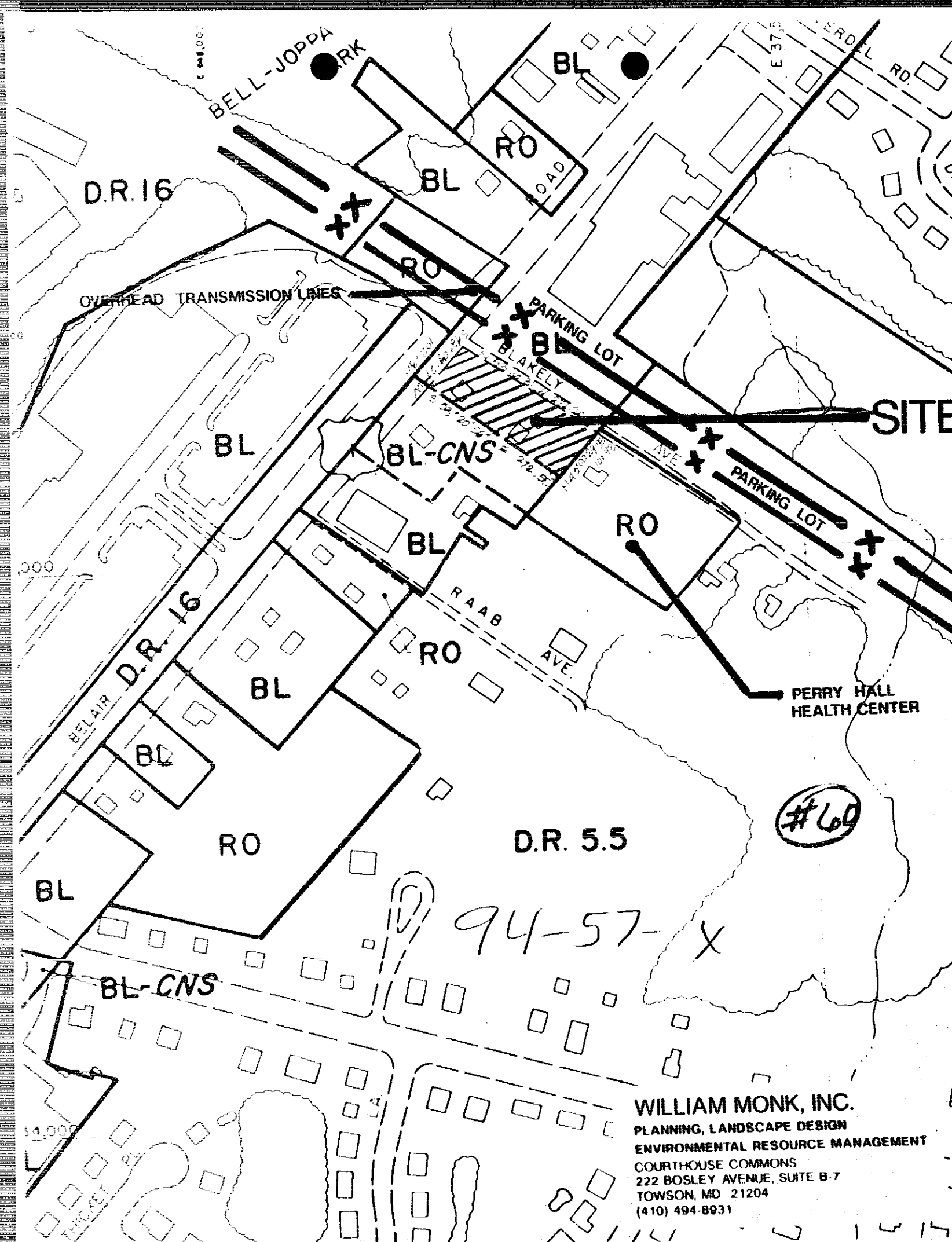
CITIZEN SIGN-IN SHEET

NAME	ADDRESS
123 Plover	20 Treadwell
Lois Moran	19 Treadwell St

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME	ADDRESS
123 Plover	202 Plover Ave
ALBERT KATZ	Suite B-7 21204
PRECISION TUNE	8701 LIBERTY ROAD
Sheryl M. KATZ	8701 LIBERTY ROAD
Robert J. KATZ	8701 LIBERTY ROAD



THE ESSEX COMPANY

P.O. BOX 5992 BALTIMORE, MARYLAND 21208 (301) 651-1080

September 9, 1993

Mr. Arnold Jablon, Director
Baltimore County Government
Office of Zoning Administration
and Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

PETITIONER'S
EXHIBIT NO. 1

Re: Case Number: 94-57-X (Item 60)
8813 Belair Road
SEC Belair Road and Blakeley Avenue
11th Election District - 5th Councilmanic
Legal Owner(s): Automobile Specialty Center, Inc.
Lessee: Precision Tune
Hearing: TUESDAY, SEPTEMBER 14, 1993 at
9:00 AM in Room 106 in County Office Bldg.

Special Exception for a service garage.

Dear Sir:

The Automobile Specialty Center, Inc. is a wholly owned subsidiary of The Essex Company, and this is to advise that Mr. Albert Katz is authorized to speak on our behalf at the hearing on Tuesday, September 14, 1993.

Sincerely,

THE ESSEX COMPANY

Malvin Weinman, Chairman

MW:cl

STATE OF MARYLAND
COUNTY OF BALTIMORE, ss

Dated: September 9, 1993

Then personally appeared Melvin Weinman, Chairman of The Essex Company and acknowledged the foregoing to be his free act and deed in his capacity as Chairman. Before me,

NOTARY PUBLIC Evelyn J. Lowy

WILLIAM MONK, INC.

PLANNING • LANDSCAPE DESIGN • ENVIRONMENTAL RESOURCE MANAGEMENT

8813 BELAIR ROAD

VIEW FROM
BELAIR ROAD



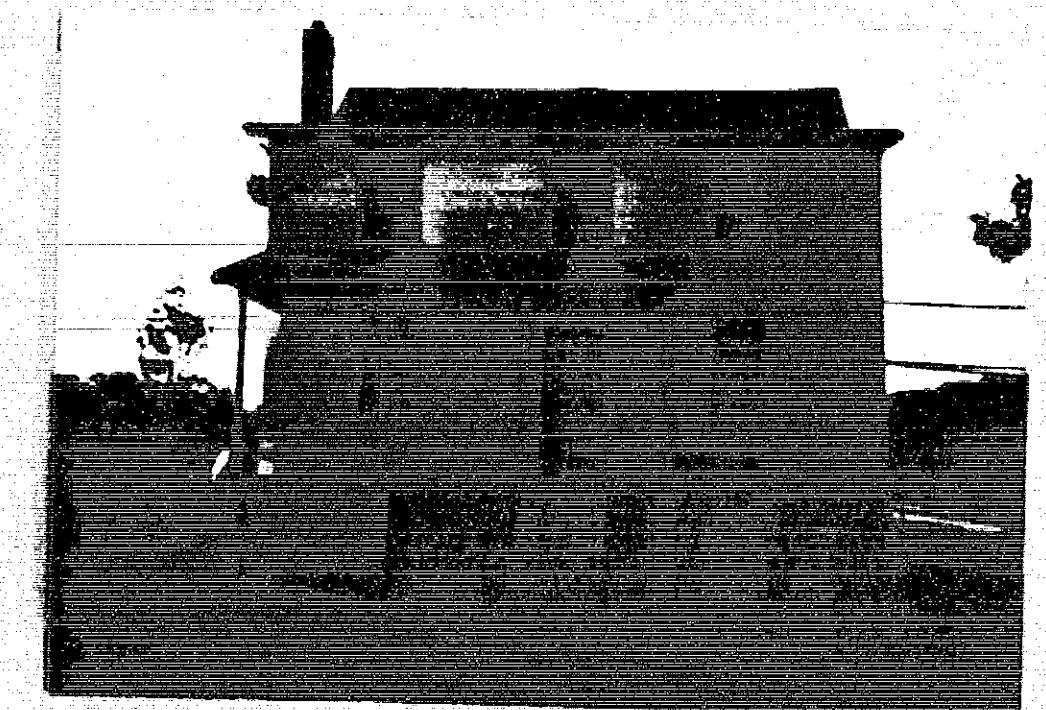
VIEW FROM
REAR OF SITE



WILLIAM MONK, INC.

PLANNING • LANDSCAPE DESIGN • ENVIRONMENTAL RESOURCE MANAGEMENT

EXISTING DWELLING (ABANDONED)



WILLIAM MONK, INC.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

WILLIAM MONK, INC.
Courthouse Commons
222 Bosley Avenue, Suite B-7
Towson, Maryland 21204-4300

VIEW LOOKING EAST TOWARDS BLAKELY AVENUE



Pd 2c

WILLIAM MONK, INC.

PLANNING • LANDSCAPE DESIGN • ENVIRONMENTAL RESOURCE MANAGEMENT

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931

BELAIR ROAD

VIEW LOOKING SOUTH



VIEW LOOKING NORTH



Pd 2D

WILLIAM MONK, INC.

PLANNING • LANDSCAPE DESIGN • ENVIRONMENTAL RESOURCE MANAGEMENT

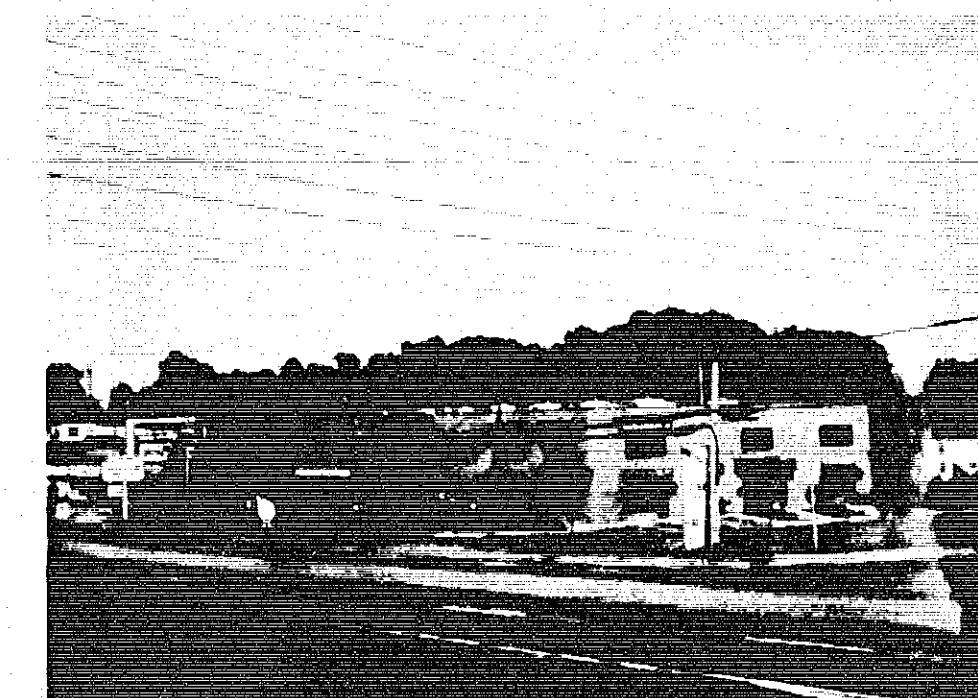
COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931

ADJACENT LAND USES

MEDICAL CENTER/OFFICE BUILDING (VIEW LOOKING EAST FROM SITE)



RETAIL/OFFICE BUILDING - NORTH SIDE BLAKELY AVENUE



Pd 2E

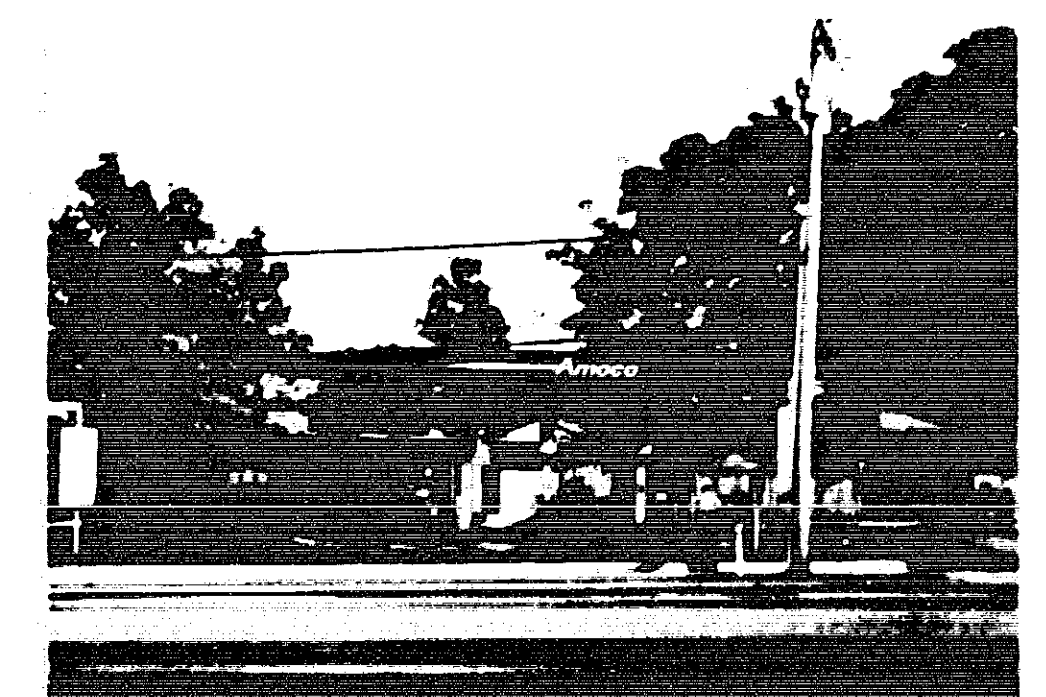
WILLIAM MONK, INC.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

WILLIAM MONK, INC.
Courthouse Commons
222 Bosley Avenue, Suite B-7
Towson, Maryland 21204-4300

ADJACENT LAND USES

AMOCO GAS 'N GO AND QUICK-MART (TO SOUTH OF SITE)



88-94

good 4-4-91

WILLIAM MONK, INC.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

WILLIAM MONK, INC.
Courthouse Commons
222 Bosley Avenue, Suite B-7
Towson, Maryland 21204-4300

BLAKELY AVENUE - VIEW LOOKING EAST



2G

WILLIAM MONK, INC.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

WILLIAM MONK, INC.
Courthouse Commons
222 Bosley Avenue, Suite B-7
Towson, Maryland 21204-4300

BLAKELY AVENUE - VIEW LOOKING WEST TOWARDS BELAIR ROAD



Pd 2H

WILLIAM MONK, INC.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

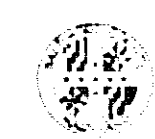
WILLIAM MONK, INC.
Courthouse Commons
222 Bosley Avenue, Suite B-7
Towson, Maryland 21204-4300

ADJACENT LANDSCAPING



2I

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

March 24, 1991

(410) 887-3353

William Monk, Inc.
Courthouse Commons, Suite B-7
222 Bosley Avenue
Towson, MD 21204

See Limited Exception Approval - Plan required
Provisional Name - 8818 Belair Road - 2011

Dear Mr. Monk:

On March 22, 1991, the Development Review Committee reviewed the plan submitted on the above referenced project and determined it to be a Limited Exception under Section 26-171(h) of the Baltimore County Development Regulations. This exempts your development from the Community Input Meeting (CIM) and the Hearing Officer's Hearing (HOH). The \$1000 fee receipt is enclosed.

The following requirements are necessary to further process your development plan:

1. Submit two (2) check prints of the plan, prepared in accordance with Sec. 26-201 of the Baltimore County Development Regulations to the Bureau of Public Services, County Office Building, Room 421, 111 West Chesapeake Ave., Towson, MD.

2. Submit a copy of this Limited Exception Approval letter together with the check prints.

Your plan will then be reviewed. If any changes are necessary you will be instructed to revise the check print, at which time, you may continue in accordance with the following:

3. After the check print plan has been corrected and accepted, twenty-two (22) copies of the revised plan must be submitted to the Bureau of Public Services (see address above).

4. The development plan review fee is \$1152.00 (Fee schedule effective 4/1/92, Baltimore County Code, Section 26-94.1). Payment can be either a certified or cashier's check made payable to Baltimore County, MD, and must accompany submittal of the 22 copies of the plan.

